



**City of Tigard Comprehensive Plan  
Policy Interest Team Meeting Agenda  
Wednesday August 1, 2007  
6:30-8:30 pm  
Red Rock Creek Meeting Room, City Hall,  
13125 SW Hall Blvd.**

**Agenda for Meeting #4**

6:30 – 6:40	Welcome Meeting Objectives Introductions	Sean Farrelly  All
6:40 – 8:15	Overview of Draft Action Measures for Economy  Discussion: - additions - changes - deletions	Sean Farrelly  All
8:15 – 8:30	Closing Comments Adjourn	



## **ECONOMY POLICY BUILDING BLOCKS**

### **Goal**

**7.3 Provide for diversified economic development opportunities for present and future businesses and workforces.**

<b>Policy Building Blocks</b>	<b>DRAFT POLICIES AND ACTION MEASURES:</b>
<p><b><u>Policy Principle (Cornerstone)</u></b>  Downtown Tigard Town Center, Washington Square Regional Center, Tigard Triangle, and Metro designated Corridors are important to Tigard’s economic future</p> <p><b><u>Other Building Blocks (information, actions and results)</u></b></p> <ul style="list-style-type: none"> <li>• Tigard Downtown Improvement Plan: retain existing character, Urban Village.</li> <li>• Urban Renewal District- will focus public spending in district.</li> <li>• Main Street is a focal point for the community.</li> <li>• Metro has assigned housing and employment goals to Tigard</li> <li>• Future employment and housing</li> <li>• Enhance their character and identity</li> <li>• Requires resources</li> <li>• Housing can stimulate commercial areas</li> </ul>	<p><b><u>Policies</u></b>  <b>7.3.1 The City shall commit resources to promote growth and cohesive design in Downtown Tigard, Washington Square Regional Center, Tigard Triangle, and Metro designated Corridors to accommodate a significant portion of future employment and housing.</b></p> <p><b><u>Action Measures</u></b> (staff)</p> <ul style="list-style-type: none"> <li>i. Make public investments in infrastructure, such as streets and sidewalks to leverage desirable development, attract new businesses and retain existing ones in the Downtown Urban Renewal District.</li> <li>ii. Institute new land use regulations, including design regulations to ensure high quality development in the Downtown.</li> <li>iii. Develop an action plan for the Tigard Triangle.</li> <li>iv. Consider developing design guidelines for new commercial development.</li> <li>v.</li> </ul>

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Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><b><u>Policy Principle (Cornerstone)</u></b>  A city's economy is connected to and impacted by the regional, state, national, and global economy.</p> <p><b><u>Other Building Blocks (information, actions and results)</u></b></p> <ul style="list-style-type: none"> <li>• Organizations involved with economic issues on these levels- Tigard Area Chamber of Commerce, Metro, Washington County, Greenlight Greater Portland, WorkSystems, Inc., Portland Regional Partners for Business, the Westside Economic Alliance.</li> <li>• School district, neighboring cities</li> </ul>	<p><b><u>Policies</u></b>  7.3.2 <i>The City shall cooperate with <u>Federal, state, local and regional economic development organizations and jurisdictions.</u></i></p> <p><b><u>Action Measures</u></b> (staff)</p> <ul style="list-style-type: none"> <li>i. Coordinate economic development activities with Metro, Washington County, Greenlight Greater Portland, WorkSystems, Inc., Portland Regional Partners for Business, the Westside Economic Alliance, and other entities.</li> <li>ii. Improve communications with networks of businesses by regular updates with the Tigard Area Chamber of Commerce.</li> <li>iii. Produce a "Doing Business in Tigard" packet for businesses.</li> <li>iv. Improve data collection from Tigard Business Tax forms.</li> <li>v.</li> </ul>

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><b><u>Policy Principle (Cornerstone)</u></b>  Retaining existing businesses and attracting new ones is important to Tigard.</p> <p><b><u>Other Building Blocks (information, actions and results)</u></b></p> <ul style="list-style-type: none"> <li>• Communication with businesses</li> <li>• Local and small businesses</li> <li>• Economic Development program- economic gardening</li> <li>• Clustering of sectors</li> <li>• Program to recognize businesses that are important to the City</li> </ul>	<p><b><u>Policies</u></b>  7.3.3 <i>The City shall sustain and support business development <u>policies and</u> activities to retain, expand and recruit businesses.</i></p> <p><b><u>Action Measures</u></b> (staff)</p> <ol style="list-style-type: none"> <li>i. Support sustainable economic development that conserves natural resources and minimizes environmental impacts by offering incentives to encourage sustainable practices among existing businesses and to attract sustainable industries (that meet specified criteria) to locate here.</li> <li>ii. Encourage the expansion and recruitment of industries that have clusters in Tigard.</li> <li>iii. Streamline the city process required to start or expand a business such as online permits and business tax applications</li> <li>iv.</li> <li>v.</li> </ol>

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><b><u>Policy Principle (Cornerstone)</u></b>  There are underutilized commercial and industrial properties in Tigard.</p> <p><b><u>Other Building Blocks (information, actions and results)</u></b></p> <ul style="list-style-type: none"> <li>• Metro/State require jurisdictions to maintain an adequate supply of industrial and employment land for development.</li> <li>• Little vacant land for industrial development</li> <li>• Renovate and re-use existing buildings</li> <li>• Incentives for sustainable industries, practices</li> </ul> <p>New commercial/industrial development should be well-designed, denser (to facilitate transportation options) with a mix of amenities to encourage a lively commercial sector.</p>	<p><b><u>Policies</u></b>  7.3.4 <i>The City shall encourage appropriate <u>and sustainable</u> infill of <u>vacant and</u> underutilized industrial and commercial properties.</i></p> <p><b><u>Action Measures</u></b> (staff)</p> <ul style="list-style-type: none"> <li>i. Support redevelopment of existing vacant and underutilized industrial and commercial lands rather than designating additional lands for these purposes.</li> <li>ii. Research strategies to clean-up and redevelop brownfields.</li> <li>iii. Comply with Metro’s standards retail and services development in Metro-designated Industrial Areas shall be limited to 5,000 sq. ft. of sales and service area in a single outlet or multiple outlets that occupy more than 20,000 sq. ft. of sales and service.</li> <li>iv.</li> </ul>

## Goal

**7.4 Promote a vibrant and sustainable local economy that enhances the prosperity and livability of the community.**

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><b><u>Policy Principle (Cornerstone)</u></b> Action should be taken to maintain Tigard's continuing economic vitality.</p> <p><b><u>Other Building Blocks (information, actions and results)</u></b></p> <ul style="list-style-type: none"><li>• Infrastructure- traffic and transit</li><li>• Quality of life</li><li>• Attract new businesses</li><li>• Regional cooperation</li><li>• Economic Development program</li><li>• Balanced and sustainable economy</li><li>• Retain and re-training workforces</li></ul>	<p><b><u>Policies</u></b></p> <p><i>7.4.1 The City shall promote a balanced, sustainable and long-term competitive economy.</i></p> <p><i>7.4.2 The City shall promote a multi-modal regional transportation system and investment in other public infrastructure that stimulates and supports long term economic development and business investment.</i></p> <p><i><u>7.4.3 The City shall promote and encourage Tigard as a center for alternative energy research and development serving as a magnet or catalyst for attracting businesses and industries focusing on these opportunities.</u></i></p> <p><i><u>or</u></i></p> <p><i><u>The City shall promote the creation of a learning community and incubator of sustainability, focusing on sustainable practices in the region.</u></i></p> <p><b><u>Action Measures</u></b> (staff)</p> <p>i. Develop a formal local economic development program and strategy to ensure the City's continuing economic success.</p> <p>ii. Integrate economic development activities with the</p>

	<p>Community Investment Program.</p> <p>iii. Prioritize the development of a wireless internet system in Tigard.</p> <p><u>iv. Consider additional Urban Renewal Districts where feasible.</u></p>
<b>Policy Building Blocks</b>	<b>DRAFT POLICIES AND ACTION MEASURES:</b>
<p><b><u>Policy Principle (Cornerstone)</u></b></p> <p>A city's quality of life and livability can attract employers and innovators</p> <p><b><u>Other Building Blocks (information, actions and results)</u></b></p> <ul style="list-style-type: none"> <li>• Improve appearance of commercial areas</li> <li>• Improve Downtown- catalyst projects</li> <li>• Open space</li> <li>• Arts and culture</li> <li>• Preserve and revive natural areas</li> <li>• Farmers market venue- indoor and outdoor</li> </ul>	<p><b><u>Policies</u></b></p> <p><b><u>7.4.4</u></b> <i>The City shall enhance Tigard's quality of life and livability to attract employers and innovators.</i></p> <p><b><u>Action Measures</u></b> (Staff)</p> <p>i. Consider instituting design regulations, such as is currently used in the Tigard Triangle and Washington Square Regional Center to ensure that new commercial development in mixed use and commercial zones in Tigard will have a high quality appearance.</p> <p>ii. Ensure an adequate supply of open space.</p> <p>iii. Define and develop Tigard's cultural, historic, recreational, educational and environmental assets as important marketing and image-building tools of the city's business districts and neighborhoods.</p> <p>iv. Support environmental conservation and enhancement activities for their contribution to the local economy and quality of life for residents, workers and wildlife in the city.</p> <p>v.</p>

Key:

CP= in present Comprehensive Plan

Staff= Developed by staff

PIT=developed by Policy Interest Team

TBT= Referenced from Tigard Beyond Tomorrow